

BAIN MCCRARY BAIN
ENGINEERS & SURVEYORS
16111 Nacogdoches Road
San Antonio, Texas 78247 512/655-7223

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Don McHenry
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF Sept
A.D. 1986
Connie Stahl
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Robert D. Duffin
OWNER
DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert D. Duffin KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY AND SEAL OF OFFICE THIS 14th DAY OF Nov
A.D. 1986
Beth White
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THE SETBACK LINES REFLECTED ON THIS PLAT REPRESENT THE ZONING REQUIREMENTS IN EFFECT AT THE TIME OF PLATTING. ANY FUTURE REZONING SHALL SUPERSEDE THESE SETBACK LINES EXCEPT FOR THOSE ADJACENT TO OVERHEAD UTILITY LINES AND HIGH PRESSURE OIL AND GAS LINES.

CURVE DATA					
CV	R	L	T	C	
1	90°00'00"	15.00'	23.55'	15.00'	21.21'
2	300°00'00"	50.00'	261.80'	-	-
3	02°41'26"	511.07'	24.00'	12.00'	24.00'
4	89°00'00"	15.00'	22.25'	13.75'	20.27'
5	89°34'54"	15.00'	23.45'	14.89'	21.14'
6	02°43'32"	504.47'	24.00'	12.00'	24.00'
7	191°05'46"	50.00'	166.76'	-	-
8	51°59'16"	75.00'	68.05'	36.57'	65.74'
9	18°32'09"	149.98'	48.52'	24.47'	48.31'
10	109°28'33"	15.00'	28.65'	21.22'	24.50'
11	77°54'58"	15.00'	20.40'	12.13'	18.86'
12	25°55'42"	199.98'	90.50'	46.04'	89.73'
13	51°59'16"	125.00'	113.42'	60.95'	109.57'
14	71°05'46"	25.00'	31.02'	17.86'	29.07'
15	297°41'07"	50.00'	259.78'	-	-
16	04°36'12"	376.83'	30.28'	15.15'	30.27'
17	21°12'41"	780.00'	288.76'	146.05'	287.12'
18	02°00'00"	970.00'	33.86'	16.93'	33.86'
19	46°03'00"	105.22'	84.57'	44.72'	82.31'
20	16°54'47"	374.00'	110.40'	55.60'	110.00'
21	23°11'19"	244.00'	98.75'	50.06'	98.08'
22	23°11'19"	156.00'	63.14'	32.01'	62.71'
23	16°54'47"	286.00'	84.42'	42.52'	84.12'
24	45°44'51"	162.22'	129.52'	68.44'	126.11'

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 19____
ATTESTED: _____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

REPLAT AND SUBDIVISION PLAT ESTABLISHING:
WILLOW BROOK, UNIT 1
BEING LOTS 1-24, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-38, BLOCK 3 AND LOTS 1-16, BLOCK 4 AND BEING 19.81 ACRES OUT OF: THE D. CROCKETT SURVEY NO. 383, ABS. 996, C.B. 4391; THE H. MEURER SURVEY NO. 359, ABS. 520, C.B. 4392; AND THAT CERTAIN 427.372 ACRES TRACT OF LAND RECORDED IN VOLUME 2845, PAGE 1594 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ WILLLOW BROOK UNIT 1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, A.D. 19____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas; and the right to remove from said areas all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Don McHenry
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF Sept
A.D. 1986
Connie Stahl
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE.
ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE RECORDS OF _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS,
RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN
TRAILS, COMMON AREAS OF FLOODPLAIN
AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

EXISTING ROADS:

MILITARY DRIVE WEST 86' R.O.W. 44' P.V.M.T.
WESTCREEK OAKS 60' R.O.W. 44' P.V.M.T.

PROPOSED ROADS:

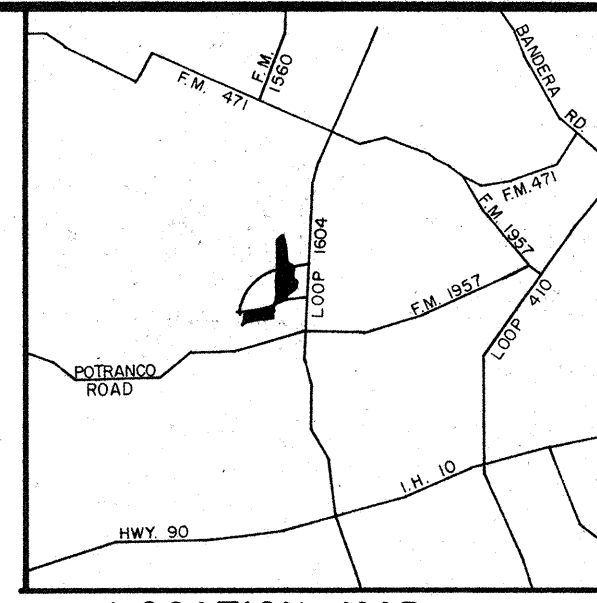
KINGS LAIR 50' R.O.W. 30' P.V.M.T.
KINGSBRIDGE " " " "
KINTBURY " " " "
BELLCASTLE " " " "
SIXPENCE " " " "
MILESTONE " " " "
BARROW 50' R.O.W. 30' P.V.M.T.

SYMBOLS

86' R.O.W. 44' P.V.M.T.
 50' R.O.W. 30' P.V.M.T.

NOTE:

WATER MAINS BY: CITY WATER BOARD
SAN. SWR. MAINS BY: LACKLAND CITY WATER CO.
GAS & ELECT. BY: CITY PUBLIC SERVICE



LOCATION MAP



SCALE: 1" = 400'

SUMMARY OF SUBDIVISION AREAS

WESTCREEK MODEL HOME PARK

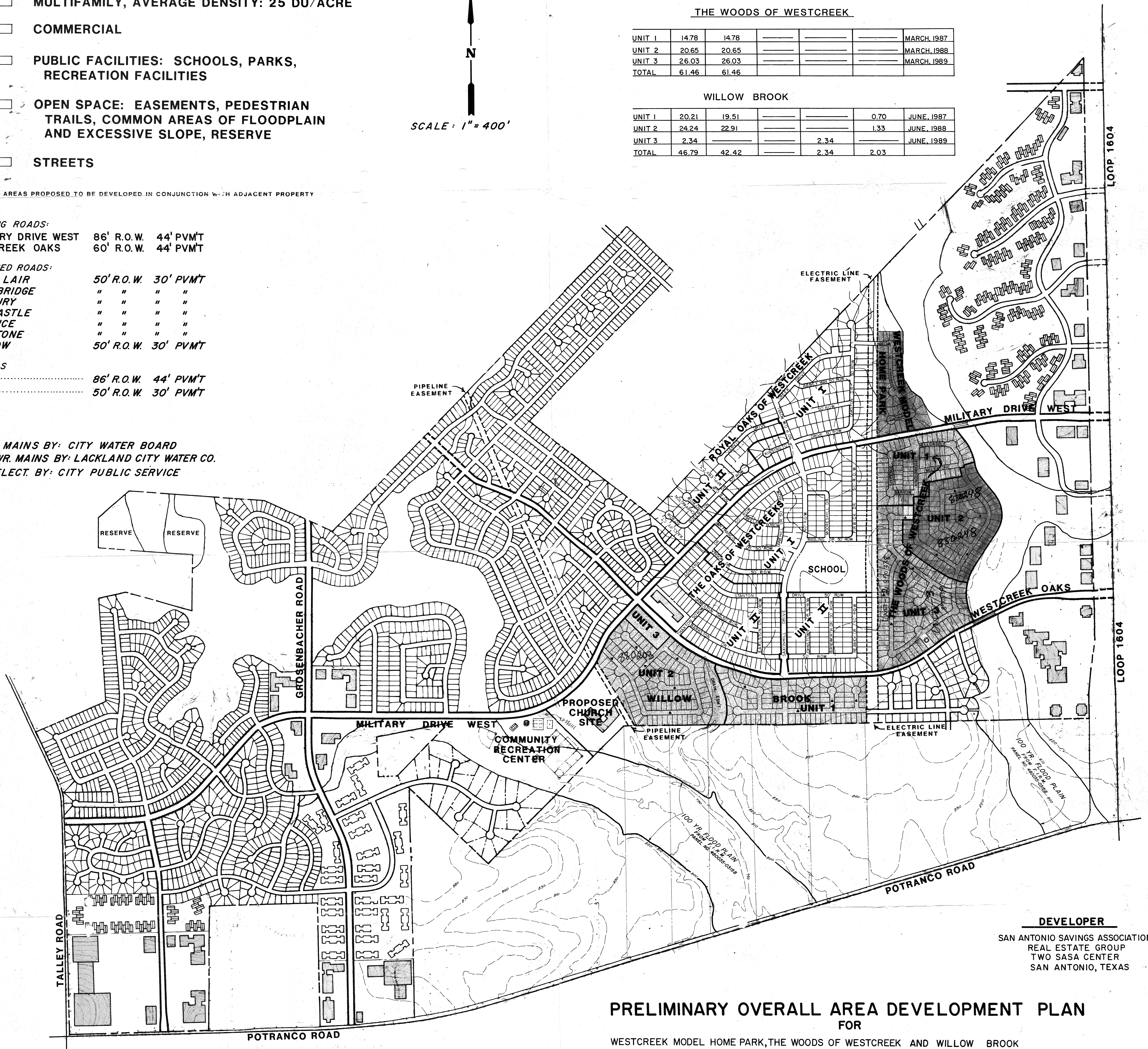
	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS	ESMT OF COMPT
UNIT 1	9.04	9.04				MARCH, 1987
UNIT 2						
TOTAL	9.04	9.04				

THE WOODS OF WESTCREEK

UNIT 1	14.78	14.78				MARCH, 1987
UNIT 2	20.65	20.65				MARCH, 1988
UNIT 3	26.03	26.03				MARCH, 1989
TOTAL	61.46	61.46				

WILLOW BROOK

UNIT 1	20.21	19.51			0.70	JUNE, 1987
UNIT 2	24.24	22.91			1.33	JUNE, 1988
UNIT 3	2.34			2.34		JUNE, 1989
TOTAL	46.79	42.42		2.34	2.03	



DEVELOPER

SAN ANTONIO SAVINGS ASSOCIATION
REAL ESTATE GROUP
TWO SASA CENTER
SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR

WESTCREEK MODEL HOME PARK, THE WOODS OF WESTCREEK AND WILLOW BROOK

LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

- PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

- OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

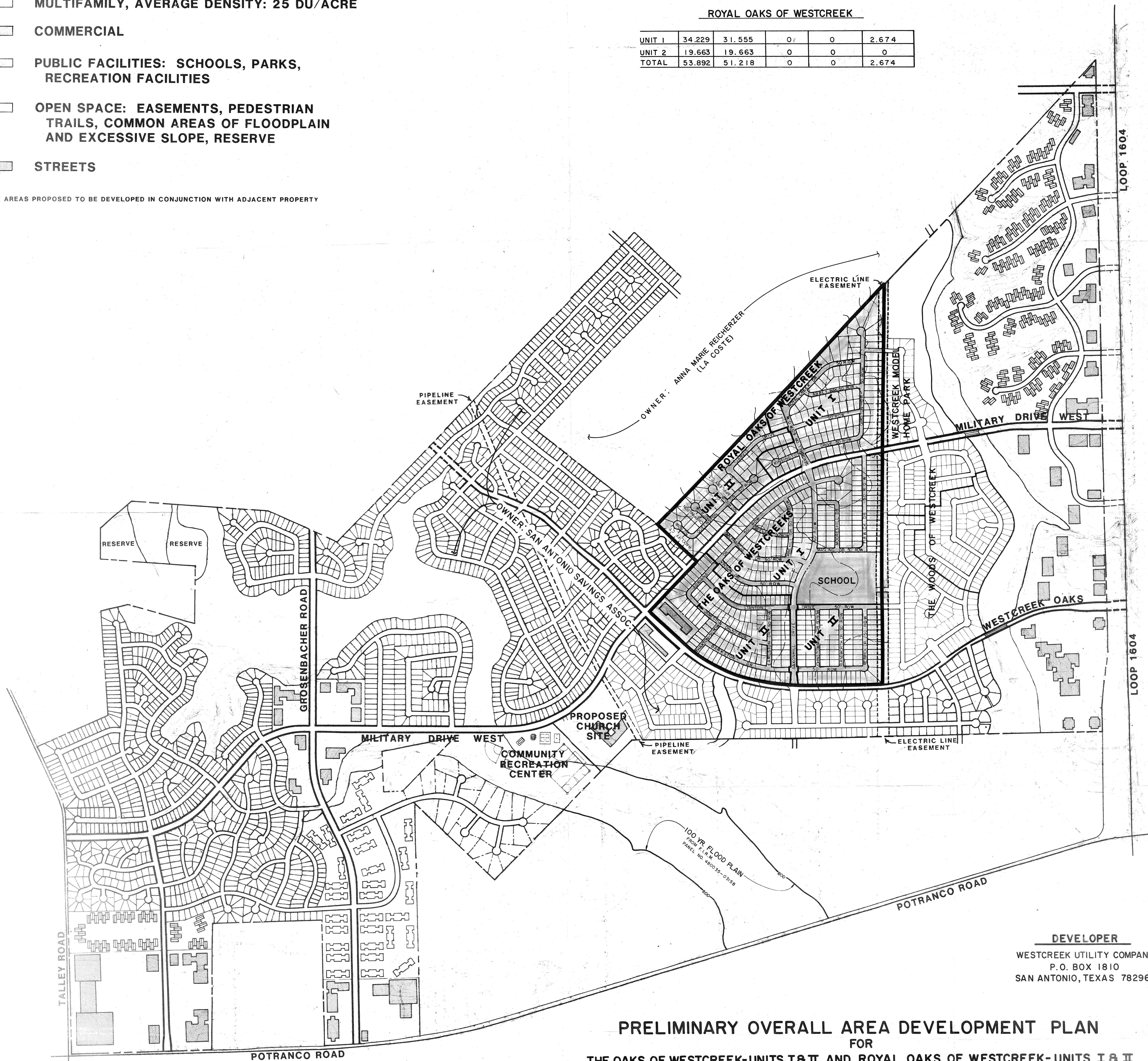
SUMMARY OF SUBDIVISION AREAS

THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54.465	40.993	10.602	0	2.547
UNIT 2	47.608	43.218	0	3.062	1.328
TOTAL	102.073	84.211	10.602	3.062	3.875

ROYAL OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	34.229	31.555	0	0	2.674
UNIT 2	19.663	19.663	0	0	0
TOTAL	53.892	51.218	0	0	2.674



DEVELOPER

WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR

THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

villages of
WESTCREEK

URS

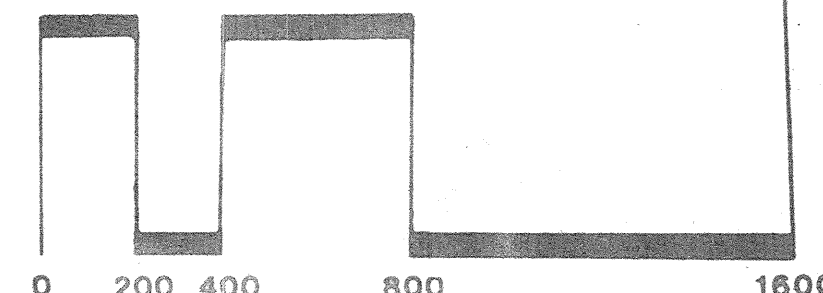
Engineering • Architecture • Planning

Dallas
Austin
Houston
San Antonio
Temple
New Orleans

**Pfennig, Weyman
& Associates, Inc.**
Consulting Engineers

San Antonio, Texas

SCALE IN FEET



INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

THE WOODS OF WESTCREEK
AND WILLOW BROOK POADP

FILE NO. #86-08-58-62
(To be assigned by the Planning Dept.)
San Antonio Savings Association
Real Estate Group

P.O.A.D.P. NAME

NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Carl Bani

NAME OF CONSULTANT

16111 Macgovern

ADDRESS 78247

655-7223

PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- () City Water Board
() Other District _____
Name
() Water Wells

- () Single Family
() Duplex
() Multi-Family
() Business
() Industrial

- () City of San Antonio
() Other System _____
Name
() Septic Tank(s)

DATE FILED

REVISIONS FILED:
(if applicable)

DUE DATE OF RESPONSE Aug 29/98
(Within 20 working days of receipt)

DATE OF RESPONSE
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON
COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;
(b) Name of the plan and the subdivisions;
(c) Scale of map;
(d) Proposed land uses by location, type, and acreage;
(e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
(f) Contour lines at intervals no greater than ten feet;
(g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
(i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
(k) Name and address of developer.

DISTRIBUTION: TRAFFIC TRANSPORTATION STUDY OFFICE

COMMENTS:



CITY OF SAN ANTONIO

P. O. BOX 5066

SAN ANTONIO TEXAS 78285

September 23, 1986 ✓

Carl Bain
1611 Nacogdoches Road
San Antonio, Texas 78247

RE: The Woods of Westcreek and Willow Brook POADP
File #86-08-58-62 (Revised September 12, 1986)

Dear Mr. Bain:

This is to inform you that the POADP committee has reviewed and accepted your revised plan of The Woods of Westcreek and Willow Brook.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

August 29, 1986

Mr. Carl Bain
1611 Nacogdoches Road
San Antonio, Texas 78247

Re: The Woods of Westcreek and Willow Brook POADP
File #86-08-58-62

Dear Mr. Bain:

The staff Development Review Committee reviewed the POADP for Westcreek Model Home Park, the Woods of Westcreek, and Willow Brook on August 22, 1986. The plan is acceptable with one exception. The Committee requests that you extend Saxonhill Drive as a sixty (60) foot wide stub street to the south property line of Willow Brook Unit 1. This request is in accordance with the original POADP we accepted for Westcreek and the POADP we recently accepted for Royal Oaks of Westcreek and the Oaks of Westcreek.

We will defer final action on your plan pending your reply. If you have any questions concerning our request, please contact Roy Ramos at 299-7896.

Sincerely,

A handwritten signature in cursive script that reads "M C O'Neal".

Michael C. O'Neal
Planning Administrator
Current Planning Division
Department of Planning

MCO/RR/bc

Attachment



HENRY BAIN ENGINEERS, INC.
16111 NACOGDOCHES ROAD
SAN ANTONIO TEXAS 78247
P. O. BOX 39087 78218
(512-655-7223)

Letter of Transmittal

Date	8-19-86	Job No.	C-0467
Attention	ROY RAMOS		
Re:	PRELIMINARY OVERALL AREA DEVELOPMENT PLAN		

TO CITY HALL
PLANNING

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			DEVELOPMENT PLAN

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Roy, call me when you get
this. Thanks
655 7223

COPY TO FILE

SIGNED

Raymond Medina



BAIN MCCRARY BAIN ENGINEERS & SURVEYORS

16111 Nacogdoches Road
San Antonio, Texas 78247 512/655-7223

Letter of Transmittal

Date	9-12-86	Job No.	C-0467
Attention	ROY RAMOS		
Re:	P.O. A.D.P. WESTCREEK		

TO DEPT. OF PLANNING

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5	9/12/86	P.O. A.D.P.	WILLOW BROOK THE WOODS OF WESTCREEK WESTCREEK MODEL HOME PK.

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS _____

COPY TO C-0467

SIGNED Raymond J. Medina